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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

132 Truemans Road Tootgarook VIC 3941

3 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$590,000




### Median Sale Price

\$575,000 Houses in Tootgarook between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>44 Alma Street Tootgarook VIC 3941</b>	Sold Price	<b>\$580,000</b>	Sold Date	<b>09-Mar-19</b>
	3  2  1			Distance	<b>0.55km</b>
	<b>68 Truemans Road Tootgarook VIC 3941</b>	Sold Price	<b>\$540,000</b>	Sold Date	<b>25-Mar-19</b>
	3  2  2			Distance	<b>0.62km</b>
	<b>13 Keith Street Tootgarook VIC 3941</b>	Sold Price	<b>\$650,000</b>	Sold Date	<b>23-Feb-19</b>
	3  2  2			Distance	<b>0.97km</b>

RS = Recent sale

UN = Undisclosed Sale

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